

Boxborough Board of Appeals
Meeting Minutes
Grange Room, Town Hall, 29 Middle Road
September 1, 2015

Members present: Tom Gorman (Chair), Chris Habersaat, Kristin Hilberg, Michael Toups, and Lonnie Weil. Also present: Adam Duchesneau, Town Planner

Tom called the meeting to order at 7:20 PM.

Upon a motion duly made by Michael and seconded by Kristin, it was unanimously voted to approve the minutes of August 18, 2015 with two abstentions.

The first item of discussion was an Insubstantial Change request for the Jefferson at Beaver Brook (244 units, Boxborough, MA) Comprehensive Permit dated April 18, 2008 and as further amended, submitted by Bill Caulder, 6M Development and Tom Moran, Development Associate at JPI. Chris recused himself from the matter. Bill Caulder was in attendance to discuss the requested Insubstantial Change with the Board which proposed to remove the requirement that the approved Final Site Plan be recorded at the Registry of Deeds. The Town Planner reviewed the request and the draft decision. The Board determined these changes were truly insubstantial in that they do not make any significant changes to the intent of the permit and are within the realm of what would be perceived as reasonable requests. Upon a motion duly made by Tom and seconded by Michael, it was unanimously voted to approve the request and sign the decision as drafted.

Chris rejoined the meeting. Kristin recused herself from the matter.

The legal notice was read for the application for a Special Permit for a reduced frontage lot at 94 Chester Road / 79 Meadow Lane. Jim D'Agostine presented the application. Abutters expressed concerns about a possible easement over Parcel D (79 Meadow Lane), which would provide a connection from Meadow Lane to the rear parcel of land (Lot 53/94 Chester Road), a significant portion of which would be donated to the Town. The abutters also had concerns regarding the removal of and replacement of trees along the proposed driveway on Parcel D; the distance of the proposed structure from adjacent properties; the request for a stipulation of no lighting; and the crossing of the wetlands. There was also a discussion about the tax revenue which would be generated from the property if it were developed or left undeveloped.

The Board responded to inquiries about a previous Special Permit application for the subject property. That previous request proposed three houses, a significantly smaller donation of land to the Town, and was denied. The current application is an entirely new request for one reduced frontage lot with one single-family dwelling.

The Applicant replied to questions from abutters regarding the proposed size, style, and location of the house.

The Town Planner answered procedural questions regarding MGL Chapter 61, 61A, and 61B. He also addressed concerns about more than one house being built on the property, explaining a proposed condition of the Special Permit would limit development of the subject property to one single-family dwelling. He also noted the project would require a filing with the Conservation Commission.

Upon a motion duly made by Tom and seconded by Lonnie, the Board voted unanimously to close the public hearing. The Board decided to deliberate on this matter at their next meeting on September 15, 2015.

Upon a motion duly made by Tom and seconded by Michael, the Board voted unanimously to adjourn the meeting at 8:50 PM.

On behalf of the Zoning Board of Appeals,

Tom Hornum 9/16/15
Approved Date